



RICHMONDS

12 Woodland Close, Southampton, SO18 5RD

£220,000

A ground floor, two bedroom maisonette with a private rear garden, allocated parking space and offered for sale with no forward chain. The home has recently been modernised by the current owners and boasts two double bedrooms, lounge, newly fitted bathroom and kitchen. The property double glazing and there is approximately 127 years remaining on the lease. An internal viewing is highly recommended.

Accommodation

Entrance hallway:	Storage cupboard
Lounge:	14'0" x 12'0" (2.27m x 3.67m) Double doors to the rear garden, electric radiator, access to kitchen
Kitchen:	10'9" x 7'0" (3.28m x 2.14m) Recently refitted with a range of wall & base level units incorporating sink with drainer, oven with hob & extractor over, plumbing for washing machine, space for fridge freezer, space for bistro style table
Bedroom 1:	14'2" x 10'0" (4.31m x 3.05m) Window, electric radiator, storage cupboards
Bedroom 2:	9'7" x 7'5" (2.93m x 2.25m) Window, electric radiator, storage cupboards
Bathroom:	White suite comprising: Low level Wc, bath with shower & screen over, wash hand basin with cupboard under, heated towel rail, tiled walls, window

Outside

Front:	Accessed via a shingled driveway
Rear:	Enclosed by panel fencing and mainly laid to lawn with a patio area and garden shed.
Parking:	Allocated parking space at the rear of the property

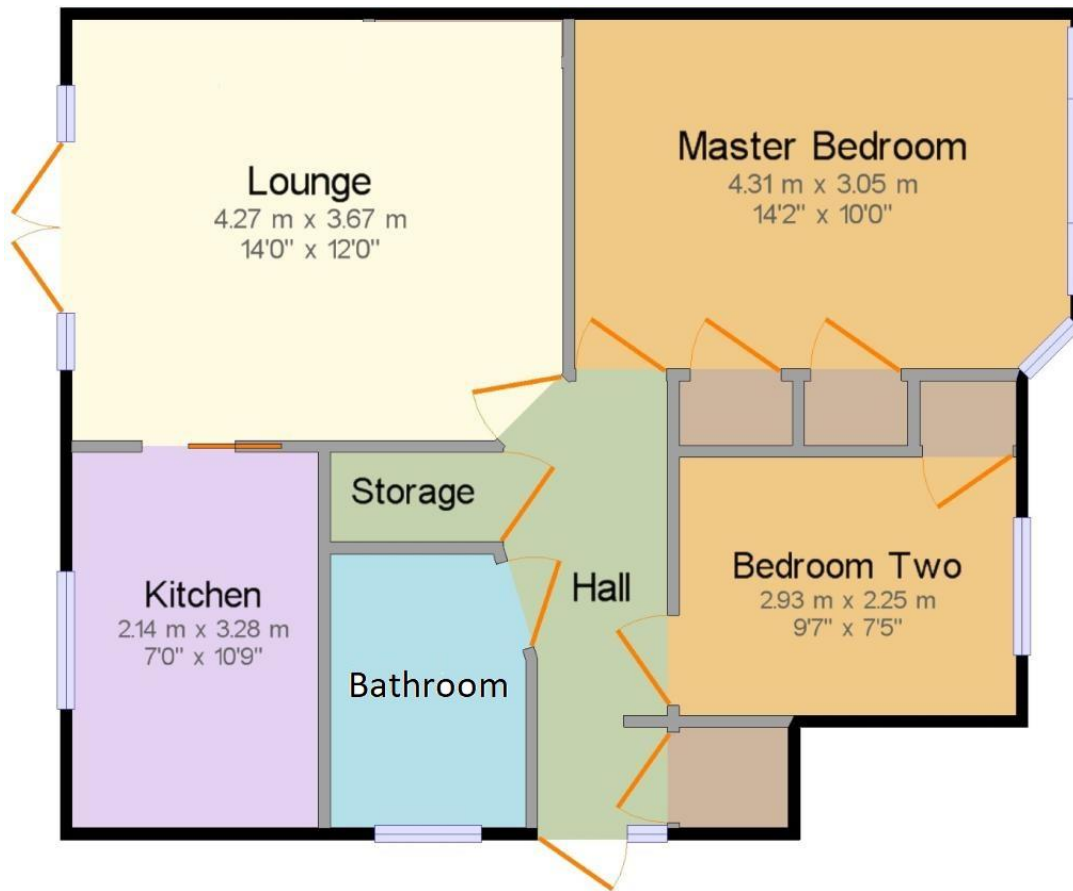
Other Information

Tenure:	Leasehold. 127 years remaining approx. Peppercorn rent.
Approximate age:	To be advised
Heating:	Electric heating
Windows:	UPVC Double glazing
Sellers position:	No forward chain

Local Information

Council tax:	Band B
Local Authority:	Southampton City Council

Agents Note: The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone [01489 789933](tel:01489789933), email admin@richmondsproperty.co.uk or go to www.richmondsproperty.co.uk



Ground Floor



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Richmonds Property Services Ltd. nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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